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recommends "that the Town abandon those streets east of 9th Alley and Ridge Alley. These streets do not physically exist and their abandonment would allow maximum flexibility for future development." (see said Exhibit A) As shown on said Exhibit B, 9th Alley and Ridge Alley lie to the east of Federal Street, thus showing that it was not proposed to abandon the streets or alleys in question in the instant case.

The Court further pointed out in Teets:

"The plaintiffs' (lotowners') claim to one-half of the strip is supported by Code 1951, Article 21, Section 115...This Section is applicable to property binding on a private street as well as to property binding on a public one." Id at ___, 123 A.2d at 312

"There is no need to invoke any doctrine of dedication where purchasers of lots sold by reference to a plat are seeking to enforce, as against their vendor, rights to have streets or public places kept open in accordance with the plat upon the strength of which they bought." Id at ___, 123 A.2d at 313

"Confusion may become even worse confounded, if, during the somewhat nebulous stage in which no public body, such as a city or county or even the State, has accepted an offer of dedication, the public has accepted the dedication by using the street as a public way..... We are not confronted with that problem here, because the evidence shows no public use of the strip now in dispute at any time. Trees have grown up in the strip, shrubbery has been planted and, by what seems to have been tacit, common consent, each lot owner has used that portion of the strip between his lot and the State Road as if it were his own - as a means of access to the public road, as a parking place, as a recreation area, or as a combination of two or more such purposes. It has not been used as a common right of way for the owners of lots abutting on it." (emphasis added) Id at ___, 123 A.2d at 313

This appears to be one of the major distinctions between State Roads Commission v. Teets and the instant case. Here we have a situation where, not only has the public used the streets and alleys laid out by Nicholas Hall (although not in their complete width), but the streets and alleys laid out by him constitute all of the streets and alleys in the Town of New Market, so that the lotowners all definitely purchased the lots based on the representations on the plat and in the recitals or text attached to the recorded plat. They would not have

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